

# ONLINE ONLY AUCTION

## 200± ACRES WITH DEVELOPMENT POTENTIAL LAKE PANASOFFKEE, FL

**Bidding Ends 3 PM ET • Friday • November 17**

### CR 482 N & CR 489, Lake Panasoffkee, FL

200± acres currently being used as a hay field. All fenced. Paved roads on 2 sides. The property is currently harvesting sod and Tifton 44 hay. Valley center pivot irrigation system covers approximately 136± acres. Very close access to the I-75 Interstate. Dual zoning RR5C and R2C. Only 15.5 miles from The Villages, which is ranked No. 1 as the fastest growing metropolitan area in the United States and approximately 20 miles south of Ocala and approximately 45 miles northwest of Orlando. Selling Separate-center pivot irrigation, well pump and control panels. Large pole barn 130' x 120'.

**Terms:** Successful bidders will be required to wire earnest money deposit of \$100,000.00 at the completion of the Auction by Monday November 20 before 5:00PM EST. 10% Buyer's Premium. The remaining balance will be due at closing with closing on or before 45 days. Successful bidders not executing and returning their contract with earnest money deposit within this time frame of the conclusion of the auction will be considered in default. Purchaser is responsible for all wire transfers, instructions will be sent.

### Conceptual Plat Map (Plans have not been approved by Sumter County)



**Preview Site: Saturday, November 11, 10am - 2 pm**

**Important Notice to all Bidders:** All the information contained in this mail piece was obtained from sources believed to be correct, but is not guaranteed. Buyers shall rely on their own information, judgement, and inspection of the property and records. All announcements from the Auction Block take precedence over any printed or advertised material. This property will be sold subject to any applicable Federal, State, and/or Local Government Regulations. All properties sold AS IS / WHEREIS. All acreages, measurements & other figures described in this brochure are approximate and therefore not necessarily to scale. Not responsible for accidents or injuries. The property is subject to sale prior to auction. 171117



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